

## Signed Agreement and Financial Summary

### OCCUPANCY AGREEMENT Between FEDERAL BUREAU OF INVESTIGATION (1513) And GENERAL SERVICES ADMINISTRATION

AVA07670	Draft	Version:	1	Date Last Modified:	07-Mar-2012
VA1639ZZ		LVA01928			

FEDERAL BUREAU OF INVESTIGATION (Code 1513) will occupy 24,969.00 usable ( 25,038.00 rentable) square feet of space and 0 structured parking spaces and 0 surface parking spaces at NORTHROP-PAGE BLDG (VA1639) located at 801 FOLLIN LANE, VIENNA, VA, for a period of 106 months commencing on or about 03/24/2012.

FEDERAL BUREAU OF INVESTIGATION (Code 1513) will pay the General Services Administration rent in accordance with the attached page(s). The rental will be adjusted annually for operating cost and real estate taxes.

FEDERAL BUREAU OF INVESTIGATION (Code 1513) will pay the General Services Administration additional rent for prorated share of joint use space associated with this location, if any.

Additional/reduced services are shown on the attached Occupancy Agreement Financial Summary.

#### **Mandatory Clauses**

##### **Leased Specific Mandatory Clauses**

##### **Alterations by Tenant Agency**

The tenant agency agrees that it will undertake no alterations to the real property governed by this OA without prior approval from PBS. Further, any alterations that might obligate PBS under a lease must be approved by the responsible PBS contracting officer.

##### **Building Services**

Building services to be provided to the tenant agency for the operating expense portion of the Rent are specified in the PBS Solicitation for Offers (SFO) that is made part of the lease contract. A copy of the lease contract is provided to the tenant agency. Additional or upgraded services beyond those identified in the SFO are provided by PBS or the lessor on a reimbursable basis. Charges for certain recurring reimbursable services may be billed on the PBS Bill. Recurring charges for overtime utilities, enhanced custodial services, mechanical O&M HVAC, mechanical O&M Other and additional guard services are eligible for billing on the PBS Bill provided the tenant agency has been designated as a "participating agency". The charges must be initiated by the tenant agency and renewed annually. The recurring RWA processing fee will be assessed against each service billed.

##### **Financial Terms**

While this occupancy agreement (OA) addresses financial terms that cover multiple fiscal years, the parties agree that:

The tenant's financial obligations for years beyond the current year do not mature until the later year(s) are reached. Thus, there is no requirement that the tenant agency certify that current year funds are available to defray future year obligations.

The tenant's future years' obligation to pay Rent is subject to the availability of funds, but the tenant agrees to make a good faith effort to meet its obligations as they arise.

#### **Lease Contract Rent**

The underlying lease contract rent will be passed through to the tenant agency. For a non-fully serviced lease, the cost of operating services not covered by the lease will also be passed through to the tenant agency. The PBS fee in leased space, calculated at 5% of the annual lease contract cost plus the cost of separately contracted operating services, will also apply. Charges for security and GSA-installed improvements may apply as well.

Charges for operating expenses, joint use space, parking, security and real estate taxes may be adjusted on an annual basis.

#### **Move Cost Responsibilities**

At the end of this OA term, if the tenant cannot remain in the space covered by this OA, the tenant is responsible for funding the physical move to new space. In the event PBS displaces or allows another user to displace the tenant before the expiration of the OA term, PBS must fund, or require the new user to fund, the tenant's physical move, and relocation of the tenant's telecommunications equipment. PBS must also reimburse, or require the new user to reimburse, the tenant for the undepreciated value of any lump sum payments the tenant made toward tenant improvements and the Rent differential at the new location until the displaced agency has time to budget. The Rent differential is calculated on all elements of Rent except the amortized tenant improvement cost.

#### **Obligation to Pay Rent**

The Tenant agency's obligation to pay rent for the space governed by this OA commences when both of the following occur: the space is substantially complete and operationally functional. Occupancy and rent start will be coordinated with the Tenant.

1. The space is ready for occupancy of personal property, typically the substantial completion date. Substantial completion is signaled in the case of leased space by the granting of an occupancy permit by the proper authority and/or by PBS's acceptance of the space as substantially complete in accordance with the lease. "Substantially complete" and "substantial completion" mean that the work, the common and other areas of the building, and all other things necessary for the Government's access to the premises and occupancy, possession, use and enjoyment thereof, as provided in the lease, have been completed or obtained, excepting only such minor matters as do not interfere with or materially diminish such access, occupancy, possession, use or enjoyment.

PBS will offer to an authorized representative of the Tenant the opportunity to participate in a walk-through of the space prior to final acceptance of the space as substantially complete by PBS. The authorized representative of the Tenant will make himself or herself available so as to not delay the walk-through of the space. The authorized representatives of PBS and the Tenant will itemize any defects and omissions (D&Os, or "punch list") of the construction project that will need to be corrected prior to final contract payment. Provided that the D&Os are minor matters not materially diminishing use of the space, the authorized representative of PBS, acting on behalf of the Government and its Tenant, will determine substantial completion.

2. The space is operationally functional. Operationally functional means that the building systems included in this lease must function and Lessor-provided building-specific safety and security features must be operational. Related space that is necessary for a Tenant to function due to workflow adjacencies must be complete before rent commences.

For large projects that entail phased occupancy of the Tenant's space, rent will commence on the individual



blocks of space when they are substantially complete and operationally functional. The blocks will be added to the Occupancy Agreement (OA) incrementally. In the case of phased occupancy with separate OAs (example, different Agency/Bureau codes), the rent start date for each OA will occur when the space associated with it is substantially complete and operationally functional.

If there is a substantial punch list for the space that would interfere with the Tenant's full access, occupancy, possession, use and enjoyment of the space, and the Tenant chooses to move in anyway, GSA will negotiate a rent discount with the Lessor while the punch list work is being completed. If after hours work is required, GSA will ensure that adequate security is provided while the contractor is in the Tenant's space.

Once the above "substantially complete" and "operationally functional" requirements have been met, rent will commence. GSA does not provide tenant agencies a grace period prior to rent commencement to accomplish the physical move into the space or to allow for the installation of personal property such as phones, furniture, computers, etc. However, rent should not start until those personal property items that have been included in the lease contract, such as telephone and data systems or audio/video systems, are operational unless the Tenant chooses to move into the space pursuant to the preceding paragraph.

#### **Occupancy Agreement Iterations**

The parties hereby agree that iterations of OAs prepared before selection of and award to a lessor, contain preliminary financial terms only. Financial terms in preliminary OAs are estimates for budgeting purposes, and are updated through additional OA versions as business terms evolve throughout the space acquisition. Accordingly, execution by the tenant agency on preliminary OAs constitutes that agency's commitment to the project, and is required prior to PBS awarding any lease contract and/or lease modification or amendment. Until lease award, the tenant agency has the right to cancel the proposed project without financial obligation.

#### **PBS Services**

The services that PBS provides to its customers may be found in the fourth edition of the Pricing Desk Guide. Unless PBS provides otherwise in writing, the cost of these services is included in PBS's rents and fees. Any service beyond those identified in the Pricing Desk Guide are provided by PBS for an additional charge.

#### **Payment of Tenant Improvements**

The tenant agency must pay for tenant improvements in excess of the allowance by RWA. The tenant agency also has the right to pay lump sum for tenant improvements below the allowance threshold. The ability to make lump sum payments below the allowance threshold is only available at assignment inception, and only for the customization component of the allowance in new space. In backfill or relet space, if the tenant can accept existing tenant improvements "as is" or with modifications, the tenant can elect to waive all or part of the general allowance. Further, once the tenant allowance is set, if the agency then wishes to make a lump sum payment for improvements which are charged against the allowance, PBS cannot accept payments below the allowance threshold by RWA.

#### **Replacement Responsibilities**

The lessor bears the responsibility for replacement and renewal of shell items. PBS will also oblige the lessor to fund cyclic paint and carpeting within the tenant's space, as provided in the lease contract.

#### **Tenant Agency Appeal**

The tenant agency can appeal to the PBS asset manager in cases in which the agency's assigned tenant improvement allowance is inadequate to provide basic functionality for the space.

#### **Tenant Agency Move**

In the event the space covered by this OA involves a tenant agency move, once a design and construction rider or schedule has been made part of a lease contract, the rider/schedule must be incorporated into this

OA. Once part of this OA, the schedule/rider becomes binding upon the tenant agency as well as upon PBS. Delay in project completion caused by either a) tenant agency failure to meet the review and approval times provided in the lease rider, or b) tenant changes to project scope, will be borne by the tenant agency. As a consequence of tenant-caused delay, the lessor may decline to postpone the scheduled substantial completion date (thereby advancing Rent commencement for the space) by the duration of the tenant-caused delay, on a day to day basis; this may result in rent charges at two locations simultaneously for the tenant. Additional direct expenses caused through tenant-caused delay or changes in project scope are chargeable against the tenant allowance; in the event the tenant allowance has been exhausted, the tenant must pay the lump sum cost by RWA. In summary, the tenant is responsible for the delay claim of the affected contractor and for rent that GSA budgeted to start on the date included in the Occupancy Agreement. If partial occupancy of the building is not possible due to one agency change, that agency is liable for the other tenant's rent who are unable to occupy their space on the date contained in their Occupancy Agreement. The rent start date should be adjusted for delay of occupancy caused by the lessor failing to deliver the real property on time. The rent start date should not be adjusted for delay of occupancy caused by a contractor failing to install personal property on time with one exception. For those personal property items that have been included in the lease contract, such as telephone and data systems, or audio/video systems, and the systems are not ready, the rent start date should be adjusted. Delayed furniture delivery and installation, which is not part of the lease contract, is not reason for delaying the rent start date. In its role as tenant representative, PBS may also be the cause of delay. Expenses associated with PBS-caused delay incurred by the tenant, for such things as additional storage for furniture, re-procurement expense, or additional consulting fees, will be credited against the tenant's rent obligation to PBS for the new space. In the case of lessor-caused delay, if there is a liquidated damages clause in the lease, PBS will pursue the lessor for the value of the damages. In the case of excusable delay (e.g., force majeure or any other delay the cause of which is beyond the reasonable control of either PBS or the tenant agency), neither PBS nor the tenant agency may pursue the other for the consequences of the delay.

#### **Other Mandatory Clauses**

##### **Non-Cancelable Space**

This is NON-CANCELABLE SPACE and FEDERAL BUREAU OF INVESTIGATION (Code 1513) agrees to continue to pay rent on space that is vacated and returned to PBS. FEDERAL BUREAU OF INVESTIGATION's (Code 1513) obligation to pay Rent will cease when one of the following occur: The expiration of this OA, the termination of the lease as permitted under the lease terms and conditions, or occupancy by a backfill tenant to the extent to which the backfill tenant agency's Rent (not including TIs) covers the total rent obligation of FEDERAL BUREAU OF INVESTIGATION (Code 1513).

##### **Tenant Improvement Amortization Cost**

FEDERAL BUREAU OF INVESTIGATION (Code 1513) has elected to expend a total of \$614,241.70 for their tenant improvements. This amount has been amortized in the rent and is itemized on the Financial Summary.

##### **Security Services**

Beginning in FY 2005, payment for FPS provided Basic and Building Specific Operating Security will be made to the Federal Protective Service (FPS), Department of Homeland Security (DHS) and will be separate from rental payments to GSA (OMB Object Class 23.1). Charges for FPS provided security are determined by, and may be obtained from, FPS.

#### **Regional Mandatory Clauses**

##### **Building Service Hours**

Core hours of building service hours will be from 7:00 AM to 6:00 PM Monday through Friday with the exception of Federal Holidays. Services requested and provided outside of core hours are considered overtime and will be reimbursed to PBS by Reimbursable Work Authorization (RWA).

#### **Final OA**



This OA represents the final terms of occupancy.

### **Optional Clauses**

#### **National Capital Optional**

#### **Holdover or Condemnation**

In the event agency delay failure to vacate space upon lease expiration, FEDERAL BUREAU OF INVESTIGATION agrees that it is responsible for continued Rent and any additional costs incurred by PBS resulting from holdover or condemnation.

### **Ad Hoc Clauses**

#### **Description of Space under AVA07670**

AVA07670 covers 25,038 BOMA Rentable Square Feet (BRSF) yielding 24,969 ANSI BOMA Office Area (ABOA) and related space effective March 24, 2012. This space consists of 19,897 BRSF (19,828 ABOA) on the 2nd floor, and 5,141 BRSF (5,141 ABOA) on the Basement of the building located at Liberty Park at Tysons, 801 Follin Lane, Vienna, Virginia 22180-4908. This occupancy agreement does not include any parking spaces.

#### **Tenant Improvement Allowance under AVA07670**

A Tenant Improvement Allowance (TIA) of \$614,241.70 was provided by the Lessor for the second floor space and is amortized in the annual rent at the interest rate of zero percent (0%) over the term of 106 months, in the amount of \$69,536.80 per year. The tenant agency shall be entitled to receive a credit for any unutilized portion of the TIA without adjustment to the annual rent.

#### **RWA N110070218 for AVA07670**

The tenant agency has provided funding via Reimbursable Work Authorization (RWA) Number N110070218 in the amount of \$3,050,407.00 to be applied toward the build-out of the space covered by this OA. The Lessor shall comply with the Government Program of Requirements to the extent the Program does not conflict with the requirements of the SFO and the existing build-out.

#### **Operating Costs under AVA07670**

The Annual Rent includes a base operating costs of (b) (4). This base is subject to CPI adjustments. The tenant agency shall pay for all utilities. All janitorial services shall be performed during Normal Hours, at no additional cost to the Government.

#### **Government Operating Responsibility**

The Government has the responsibility to: Item 1) Provide the Lessor maintenance records on a quarterly basis for all base building systems maintained by the Government. Item 2) The Government agrees to use only raised and paver walkways on the roof to avoid incidental damage to the roof. Item 3) Provide the Lessor a list of contractors engaged in the Operation and Maintenance of the Property. Item 4) Grant the Lessor the right (but not the obligation) to have its contractors inspect the HVAC units on a quarterly basis. Lessor contractors will be escorted. Item 5) The Government is responsible for any damage and repair to Government equipment. Item 6) The Government shall require all Government contractors engaged in the Operations and Maintenance of the property to name Lessor as an additional insured.

#### **Lessor Operating Responsibility**

The Lessor has the responsibility to: Item 1) Provide the Government a list of contractors engaged in the Operation and Maintenance of the property. Item 2) Have primary responsibility for roof and parking lot maintenance and warranty administration. Item 3) maintain the Datawatch (or similar monitoring contract in the future) contract. Lessor to include Government designated representative to be notified simultaneously with Lessor of any alarms.

#### **Renewal Option for AVA07670**

The lease covering space under this OA may be renewed at the option of the Government, for the following term and at the following rental: Ten (10) years at the rate of \$50.31 per ABOA in addition to accrued

operating cost adjustments during the initial term, provided that written notice is given to the Lessor at least 180 calendar days before the end of the original lease term. The rate for the Renewal Option includes a Tenant Improvement (TI) Allowance of \$40.33 per ABOA for the 2nd Floor space (19,828 ABOA) only. The renewal option is for the entire premises including the Initial Space under the same lease, not for this portion of the space separately.

**NON-Cancelable OA AVA07670**

AVA07670 is NON-Cancelable.

**Version 1 of AVA07670**

This is the FINAL version of AVA07670 that will bill.

I agree to the initial terms with the understanding modifications will be made over time.

Approved (b) (6)	App (b) (6)
Agency Representative PAUL F JARVIS	CSA Representative Joel T. Berelson
Title SECTION CHIEF	Title Lease Contracting Officer
Date 16 MAR 2012	Date 3/16/12



Expansion Space on portions of 2nd & Basement  
floors

AVA07670  
1513

OA Start Date:  
OA End Date:

Draft  
FEDERAL BUREAU OF  
INVESTIGATION  
VA1639ZZ  
24-Mar-2012  
19-Jan-2021

Page: 1 of 10  
Version: 1   Date Last Modified: 07-Mar-2012

LVA01928

Fiscal Year: 2012 Partial  
Period: 24-Mar-2012 to 30-Sep-2012

**Charge Basis   Period Charge   Annual Rate**

1. Shell Rental Rate			
a. General	25,038	\$271,116.28	\$21.656385000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##			
4. Real Estate Taxes ###	25,038	\$51,748.30	\$4.133581000
A. Market Rent SubTotal	25,038	\$417,477.70	\$33.347528000
11. PBS Fee	(b) (4)		
B. Agency Rent SubTotal	25,038	\$20,873.89	\$1.667376468
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	25,038	\$438,351.59	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$438,351.59	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$438,351.59	
J. LUMP SUM ITEMS			

##     Operating Cost Escalation Applies  
###    Real Estate Tax Escalation Applies

Customization Tier  
Amortization Terms (in months)  
PBS Fee is

3  
(b) (4)

Note: ANSI Rentable of 25,038 is 24,969 Assigned Usable Space PLUS 69 Common Space. R/U Factor is 1.002763427

*Jco*  
3/14/12

Expansion Space on portions of 2nd & Basement  
floors

AVA07670

1513

OA Start Date:

OA End Date:

Draft  
FEDERAL BUREAU OF  
INVESTIGATION  
VA1639ZZ

24-Mar-2012

19-Jan-2021

Version: 1

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Date Last Modified: 07-Mar-2012

LVA01928

Fiscal Year: 2013

Period: 01-Oct-2012 to 30-Sep-2013

**Charge Basis    Annual Charge    Annual Rate**

1. Shell Rental Rate	25,038	\$542,232.57	\$21.656385000
a. General	(b) (4)		
2. Amortized Tenant Improvement Used/General			
3. Operating Costs ##			
4. Real Estate Taxes ###	25,038	\$103,496.60	\$4.133581000
A. Market Rent SubTotal	25,038	\$837,648.42	\$33.455085020
11. PBS Fee	(b) (4)		
B. Agency Rent SubTotal	25,038	\$41,882.42	\$1.672754319
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	25,038	\$879,530.84	
14. Billing Adjustments & Corrections			
a. Current Year			
Tax Escalation		\$3,104.90	
E. Adjustments SubTotal		\$3,104.90	
F. Total Rent Bill(D+E)		\$882,635.74	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$882,635.74	

##      Operating Cost Escalation Applies

###     Real Estate Tax Escalation Applies

Customization Tier

Amortization Terms (in months)

PBS Fee is

3

(b) (4)

Note: ANSI Rentable of 25,038 is 24,969 Assigned Usable Space PLUS 69 Common Space. R/U Factor is 1.002763427

*Joe*  
3/14/12



Expansion Space on portions of 2nd & Basement  
floors

AVA07670

1513

Draft  
FEDERAL BUREAU OF  
INVESTIGATION  
VA1639ZZ

Version: 1

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Date Last Modified: 07-Mar-2012

LVA01928

OA Start Date:

24-Mar-2012

Fiscal Year: 2014

OA End Date:

19-Jan-2021

Period: 01-Oct-2013 to 30-Sep-2014

**Charge Basis    Annual Charge    Annual Rate**

1. Shell Rental Rate			
a. General	25,038	\$542,232.57	\$21.656385000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##			
4. Real Estate Taxes ###	25,038	\$103,496.60	\$4.133581000
A. Market Rent SubTotal	(b) (4)		
11. PBS Fee	25,038	\$42,066.00	\$1.680086122
B. Agency Rent SubTotal	25,038	\$42,066.00	\$1.680086122
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	25,038	\$883,385.89	
14. Billing Adjustments & Corrections			
a. Current Year			
Tax Escalation		\$6,302.94	
E. Adjustments SubTotal		\$6,302.94	
F. Total Rent Bill(D+E)		\$889,688.83	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$889,688.83	

##    Operating Cost Escalation Applies  
###    Real Estate Tax Escalation Applies

Customization Tier  
Amortization Terms (in months)  
PBS Fee is

3  
(b) (4)

Note: ANSI Rentable of 25,038 is 24,969 Assigned Usable Space PLUS 69 Common Space. R/U Factor is 1.002763427

JCO  
3/14/12

Expansion Space on portions of 2nd & Basement  
floors

AVA07670

1513

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FEDERAL BUREAU OF  
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VA1639ZZ

Version: 1

Page: 4 of 10

Date Last Modified: 07-Mar-2012

LVA01928

OA Start Date:

24-Mar-2012

Fiscal Year: 2015

OA End Date:

19-Jan-2021

Period: 01-Oct-2014 to 30-Sep-2015

**Charge Basis    Annual Charge    Annual Rate**

1. Shell Rental Rate			
a. General	25,038	\$542,232.57	\$21.656385000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##			
4. Real Estate Taxes ###	25,038	\$103,496.60	\$4.133581000
A. Market Rent SubTotal	25,038	\$845,101.51	\$33.752756243
11. PBS Fee	(b) (4)		
B. Agency Rent SubTotal	25,038	\$42,255.08	\$1.687637880
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	25,038	\$887,356.59	
14. Billing Adjustments & Corrections			
a. Current Year			
Tax Escalation		\$9,596.93	
E. Adjustments SubTotal		\$9,596.93	
F. Total Rent Bill(D+E)		\$896,953.52	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$896,953.52	
##      Operating Cost Escalation Applies	Customization Tier	3	
###     Real Estate Tax Escalation Applies	Amortization Terms (in months)	(b) (4)	
	PBS Fee is		

Note: ANSI Rentable of 25,038 is 24,969 Assigned Usable Space PLUS 69 Common Space. R/U Factor is 1.002763427

*Jco*  
*3/14/12*



Expansion Space on portions of 2nd & Basement

floors

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OA Start Date:

OA End Date:

Draft

FEDERAL BUREAU OF

INVESTIGATION

VA1639ZZ

24-Mar-2012

19-Jan-2021

Version: 1

LVA01928

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Date Last Modified: 07-Mar-2012

Fiscal Year: 2016

Period: 01-Oct-2015 to 30-Sep-2016

**Charge Basis Annual Charge Annual Rate**

1. Shell Rental Rate			
a. General	25,038	\$542,232.57	\$21.656385000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##			
4. Real Estate Taxes ###	25,038	\$103,496.60	\$4.133581000
A. Market Rent SubTotal	25,038	\$848,996.58	\$33.908322451
11. PBS Fee	(b) (4)		
B. Agency Rent SubTotal	25,038	\$42,449.65	\$1.695410190
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	25,038	\$891,446.41	
14. Billing Adjustments & Corrections			
a. Current Year			
Tax Escalation		\$12,989.74	
E. Adjustments SubTotal		\$12,989.74	
F. Total Rent Bill(D+E)		\$904,436.14	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$904,436.14	

## Operating Cost Escalation Applies

### Real Estate Tax Escalation Applies

Customization Tier

Amortization Terms (in months)

PBS Fee is

(b) (4)

Note: ANSI Rentable of 25,038 is 24,969 Assigned Usable Space PLUS 69 Common Space. R/U Factor is 1.002763427

Geo  
3/14/12

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VA1639ZZ

Version: 1

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Date Last Modified: 07-Mar-2012

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OA Start Date:

24-Mar-2012

Fiscal Year: 2017

OA End Date:

19-Jan-2021

Period: 01-Oct-2016 to 30-Sep-2017

**Charge Basis    Annual Charge    Annual Rate**

1. Shell Rental Rate	25,038	\$542,232.57	\$21.656385000
a. General	(b) (4)		
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes ###	25,038	\$103,496.60	\$4.133581000
A. Market Rent SubTotal	(b) (4)		
11. PBS Fee	25,038	\$42,650.43	\$1.703427849
B. Agency Rent SubTotal	25,038	\$42,650.43	\$1.703427849
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	25,038	\$895,658.92	
14. Billing Adjustments & Corrections			
a. Current Year			
Tax Escalation		\$16,484.33	
E. Adjustments SubTotal		\$16,484.33	
F. Total Rent Bill(D+E)		\$912,143.25	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$912,143.25	

##      Operating Cost Escalation Applies  
###     Real Estate Tax Escalation Applies

Customization Tier  
Amortization Terms (in months)  
PBS Fee is

3

(b)

(4)

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LVA01928  
Fiscal Year: 2018  
Period: 01-Oct-2017 to 30-Sep-2018

OA Start Date:  
OA End Date:

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate			
a. General	25,038	\$542,232.57	\$21.656385000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##			
4. Real Estate Taxes ###	25,038	\$103,496.60	\$4.133581000
A. Market Rent SubTotal	25,038	\$857,140.77	\$34.233595833
11. PBS Fee	(b) (4)		
B. Agency Rent SubTotal	25,038	\$42,857.04	\$1.711679859
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	25,038	\$899,997.81	
14. Billing Adjustments & Corrections			
a. Current Year			
Tax Escalation		\$20,083.75	
E. Adjustments SubTotal		\$20,083.75	
F. Total Rent Bill(D+E)		\$920,081.57	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$920,081.57	
## Operating Cost Escalation Applies	Customization Tier		3
### Real Estate Tax Escalation Applies	Amortization Terms (in months)	(b) (4)	
	PBS Fee is		

Note: ANSI Rentable of 25,038 is 24,969 Assigned Usable Space PLUS 69 Common Space. R/U Factor is 1.002763427

Expansion Space on portions of 2nd & Basement  
floors

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OA Start Date:

OA End Date:

Draft

FEDERAL BUREAU OF  
INVESTIGATION

VA1639ZZ

24-Mar-2012

19-Jan-2021

Version: 1

Page: 8 of 10

Date Last Modified: 07-Mar-2012

LVA01928

Fiscal Year: 2019

Period: 01-Oct-2018 to 30-Sep-2019

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate			
a. General	25,038	\$542,232.57	\$21.656385000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##			
4. Real Estate Taxes ###	25,038	\$103,496.60	\$4.133581000
A. Market Rent SubTotal	25,038	\$861,397.02	\$34.403587228
11. PBS Fee	(b) (4)		
B. Agency Rent SubTotal	25,038	\$43,069.85	\$1.720179428
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	25,038	\$904,466.87	
14. Billing Adjustments & Corrections			
a. Current Year			
Tax Escalation		\$23,791.16	
E. Adjustments SubTotal		\$23,791.16	
F. Total Rent Bill(D+E)		\$928,258.03	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$928,258.03	

## Operating Cost Escalation Applies

### Real Estate Tax Escalation Applies

Customization Tier

Amortization Terms (in months)

PBS Fee is

3  
(b) (4)

Note: ANSI Rentable of 25,038 is 24,969 Assigned Usable Space PLUS 69 Common Space. R/U Factor is 1.002763427

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Expansion Space on portions of 2nd & Basement  
floors

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AVA07670

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FEDERAL BUREAU OF  
INVESTIGATION  
VA1639ZZ

Version: 1

Date Last Modified: 07-Mar-2012

1513

LVA01928

OA Start Date:

24-Mar-2012

Fiscal Year: 2020

OA End Date:

19-Jan-2021

Period: 01-Oct-2019 to 30-Sep-2020

**Charge Basis    Annual Charge    Annual Rate**

1. Shell Rental Rate			
a. General	25,038	\$542,232.57	\$21.656385000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##			
4. Real Estate Taxes ###	25,038	\$103,496.60	\$4.133581000
A. Market Rent SubTotal	25,038	\$865,780.95	\$34.578678365
11. PBS Fee	(b) (4)		
B. Agency Rent SubTotal	25,038	\$43,289.05	\$1.728933985
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	25,038	\$909,070.00	
14. Billing Adjustments & Corrections			
a. Current Year			
Tax Escalation		\$27,609.80	
E. Adjustments SubTotal		\$27,609.80	
F. Total Rent Bill(D+E)		\$936,679.79	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$936,679.79	

##	Operating Cost Escalation Applies	Customization Tier	3
###	Real Estate Tax Escalation Applies	Amortization Terms (in months)	(b) (4)
		PBS Fee is	

Note: ANSI Rentable of 25,038 is 24,969 Assigned Usable Space PLUS 69 Common Space. R/U Factor is 1.002763427



Expansion Space on portions of 2nd & Basement  
floors

AVA07670

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OA Start Date:

OA End Date:

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FEDERAL BUREAU OF  
INVESTIGATION  
VA1639ZZ

24-Mar-2012

19-Jan-2021

Version: 1

LVA01928

Page: 10 of 10

Date Last Modified: 07-Mar-2012

Fiscal Year: 2021 Partial

Period: 01-Oct-2020 to 19-Jan-2021

	Charge Basis	Period Charge	Annual Rate
1. Shell Rental Rate			
a. General	25,038	\$180,744.19	\$21.656385000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##			
4. Real Estate Taxes ###	25,038	\$34,498.87	\$4.133581000
A. Market Rent SubTotal	25,038	\$289,340.70	\$34.668188893
11. PBS Fee	(b) (4)		
B. Agency Rent SubTotal	25,038	\$14,467.04	\$1.733409511
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	25,038	\$303,807.74	
14. Billing Adjustments & Corrections			
a. Current Year			
Tax Escalation		\$31,542.99	
E. Adjustments SubTotal		\$31,542.99	
F. Total Rent Bill(D+E)		\$335,350.73	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$335,350.73	
## Operating Cost Escalation Applies	Customization Tier	3	
### Real Estate Tax Escalation Applies	Amortization Terms (in months)	(b) (4)	
	PBS Fee is		

Note: ANSI Rentable of 25,038 is 24,969 Assigned Usable Space PLUS 69 Common Space. R/U Factor is 1.002763427

*Joe*  
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